

# Announcement

30 October 2023

## Australian Unity Property Income Fund – ARSN 094 220 498

### Sale of 2-10 Bliss Court, Derrimut, VIC

On 20 October 2023, the Australian Unity Property Income Fund executed a contract of sale for the property located at 2-10 Bliss Court, Derrimut, VIC (the property). The sale price for the property is \$18.5 million.

Separately, a contract to sell the in-situ solar energy system at the property at an agreed sale price of \$0.3 million has been exchanged with a third-party solar energy provider unrelated to the buyer of the property.

Settlement of the solar energy system is anticipated to be completed on 31<sup>st</sup> October 2023, while settlement of the property is scheduled to occur on the 3<sup>rd</sup> November.

Overall, the proposed sale of the property aggregated with the sale of the solar energy system equates to a combined sale price of \$18.8 million. This reflects a modest 1.9% discount to the property's most recent book value. This result is evidence of the desirability of certain assets over others given the wider uncertainties currently being experienced in the transactional market.

### More information

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Fund's diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Fund information' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 (if calling from overseas) for copies of the Fund Update.

### Important information

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